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Newstead, Charlecote, Warwick

Guide Price £465,000







Occupying a generous plot in the highly regarded village of Charlecote, near Warwick, this three-bedroom semi-detached house enjoys delightful views over open countryside to the rear. The accommodation comprises an entrance porch, entrance hall, lounge/dining room, garden room, kitchen, rear entrance/utility room, cloakroom/shower room and a versatile second reception room. The first floor comprises three bedrooms and a family bathroom. Outside, a driveway provides ample off-road parking and access to the garage, while the good-sized, established rear garden features a lawn, paved seating areas and mature planting. NO UPWARD CHAIN. Energy rating: D.

Location

Newstead sits in the highly regarded village of Charlecote, a designated Conservation Area best known for historic Charlecote Park, the magnificent Elizabethan country house and deer park now cared for by the National Trust. The village also has a parish church, hotel and garden centre with a popular café. Everyday amenities are available in nearby Wellesbourne, including a large Sainsbury's supermarket, while Stratford-upon-Avon, Warwick and Leamington Spa provide a wider range of shopping, leisure and cultural facilities. The M40 is approximately four miles away, providing convenient access to Birmingham, London and the wider motorway network.

Frontage

A five-bar gate opens onto a generous driveway, providing ample off-road parking and access to the garage. The established front garden features a variety of shrubs, flowering plants and ornamental grasses, with a paved pathway leading to the entrance porch. Gated pedestrian access to the side leads through to the rear garden.

Approach

Through a UPVC double-glazed entrance door into:

Entrance Porch

Wall light and further multi-paned door leads to:







Entrance Hall
Radiator, stairs to first floor and doors to:

Through Lounge/Dining Room
22'10" x 12'0" narrowing to 10'10" (6.98m x 3.68m narrowing to 3.32m)
An attractive working open fireplace with a stone-effect surround, arched opening, broad mantel shelf and matching hearth forms a focal point to the room, complemented by an inset glazed display cabinet to one side. wall lights, two radiators, double glazed window to the front aspect and double glazed patio doors lead through to the:

Garden Room
9'2" x 8'5" (2.81m x 2.58m)
Tiled floor, power, UPVC double glazed windows overlook the gardens and double glazed casement door provide access to the gardens.

Kitchen
Range of matching base and eye-level units, worktops with an inset sink drainer sink. Space for an electric cooker, space and plumbing for a slimline dishwasher, radiator, built-in under-stairs storage cupboard, double-glazed window to the rear aspect and a multi-paned door leads to the:

Rear Entrance/Utility Area
10'5" x 5'10" (3.20m x 1.78m)
Space and plumbing for domestic appliances, radiator, double-glazed casement door provides access to the rear garden and doors to:

Cloaks/Shower Room
Tiled shower enclosure with Mira shower system and glazed shower door, WC, vanity area with inset sink with drawers and storage cupboards below, radiator, double-glazed window and an internal door to the Study/Reception Room.







Study/Reception Room
15'1" x 10'10" (4.62m x 3.31m)
Radiator, additional Creda storage heater and a double-glazed window to the front aspect

First Floor Landing
Access to the roof space, built-in airing cupboard and doors to:

Bedroom One (Rear)
10'9" x 10'4" (3.28m x 3.16m)
Built-in wardrobes providing hanging rail and storage space with double bed inset, radiator and a double-glazed window to the rear aspect

Bedroom Two (Front)
12'2" x 8'2" (3.72m x 2.50m)
Built-in wardrobes extending across one wall, radiator and a double-glazed window to the front aspect.

Bedroom Three
7'9" x 8'0" (2.38m x 2.46m)
Radiator, built-in wardrobes and storage cupboards and a double-glazed window to the front aspect

Bathroom
White suite with chrome fittings, comprising a bath with a Mira shower over and a glazed shower screen, pedestal wash hand basin, WC, radiator, Dimplex electric fan heater and a double-glazed window to the rear aspect.

Outside

Garage
14'2" x 8'6" (4.33m x 2.60m)
Having an up-and-over door, power and light.

Rear Garden
The generous rear garden offers an attractive open outlook over adjoining fields and is mostly lawn, with established borders featuring a variety of shrubs, roses and mature trees. Timber fencing and hedging define the boundaries, with post-and-rail fencing to the rear allowing views across the surrounding countryside. Further features include a greenhouse, two timber garden sheds and gated pedestrian access to the front.







Boiler Room/Store

8'9" x 8'6" (2.68m x 2.60m)

The rear section of the garage is accessed from the garden via a UPVC double-glazed casement door and houses the Vaillant gas-fired boiler. It has base units and worktops, wall shelving, power and light and a double-glazed window.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this

Services

All main services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "E" - Stratford District Council

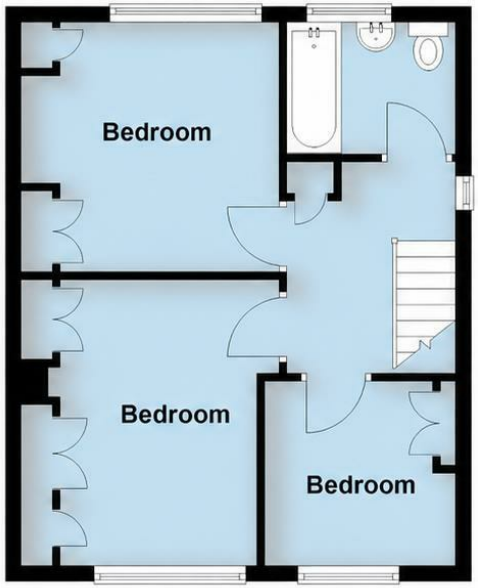
Postcode

CV35 9EW

Ground Floor
Approx. 95.3 sq. metres (1026.2 sq. feet)



First Floor
Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 134.4 sq. metres (1446.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

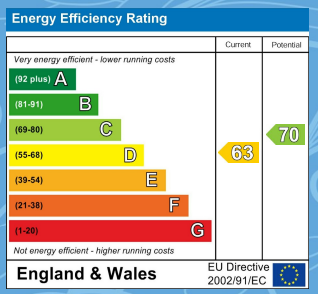
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Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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